

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602

August 15, 2013

**1:00 P.M.**

**MINUTES**

PRESENT

Martin Cabrera  
Smita Shah  
Andrew Mooney  
Linda Searl  
George Migala  
Les Bond  
Olga Camargo  
Doris Holleb  
Michael Kelly  
Patricia Scudiero  
Bishop John R. Bryant  
Alderman Walter Burnett  
Alderman Thomas Tunney  
Alderman Joseph Moore

ABSENT

Terry Peterson  
Gabe Klein  
Daniel Sih  
Euclid Walker  
Alderman Edward Burke  
Alderman Daniel S. Solis  
Alderman Ray Suarez

- I. The Vice-Chairman called the meeting to order at 11:10 AM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on August 15, 2013.
- III. The Minutes of the July 18, 2013 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 and 2 under adjacent neighbors, items numbered 3 and 4 under Negotiated Sales, items numbered 5 and 6 under Sealed Bid, item number 7 under Acquisitions and Dispositions were approved by an omnibus vote of 11-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1008 North Harding Avenue. (13-056-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5934 West Superior Street. (13-056-21)

### Negotiated Sales

3. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3500 West 60<sup>th</sup> Street. (13-052-21)
4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 9121 South Burley Avenue. (13-057-21)

### Sealed Bids

5. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land located at 2622 South Green Street. (13-054-21)
6. A resolution recommending a proposed ordinance authorizing the sealed bid sale of City-owned land located at 4915 South Wabash Avenue. (13-055-021)

### Acquisitions and Dispositions

7. A disposition of land from the City of Chicago to WM Initiatives LLC for a new mixed-use building for a social service organization at 3501-19 West 63<sup>rd</sup> Street. (13-053-21)

**Commissioner Bryant made a motion to defer items numbered 8 and 9 for 1 month, the motion was seconded by Commissioner Migala. The motion was approved: Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, and Cabrera**

### Tax Increment Financing

8. The Englewood Neighborhood Tax Increment Financing Redevelopment Project Area Amendment. The TIF boundaries are, generally, bounded by Garfield Boulevard (West 55<sup>th</sup> Street) on the north; Marquette Road (West 67<sup>th</sup> Street) on the south; I-90/94 (Dan Ryan Expressway) on the east; and South Racine Avenue and South Loomis Boulevard on the west. The purpose of the TIF amendment is to change the proposed land use plan for only those parcels, generally, located between W. 59<sup>th</sup> St. on the north; the alley south of and parallel to W. 60<sup>th</sup> Pl. on the south; Norfolk Southern Chicago Line (S. Wallace St.) on the west; and the Metra Southwest Service Line (Stewart Ave.) on the east from a residential/public/institutional/open-space classification to a light industrial/commercial classification to allow for the Norfolk Southern 47th Street Intermodal Yard Expansion. (13-049-21) **Deferred**
9. The 47<sup>th</sup>/Halsted Tax Increment Financing Redevelopment Project Area Amendment. The TIF boundaries are, generally, bounded by West 47<sup>th</sup> and West Root Streets on the north; Garfield Boulevard (W. 55<sup>th</sup> Street) on the South; I-90/94 (Dan Ryan Expressway) on the east; and Halsted Street, Carpenter Street, Peoria Street, Racine Avenue, and Loomis Streets on the west. The purpose of the TIF amendment is to change the proposed land use for only those parcels that have frontage along both the north and south sides of W. Garfield Boulevard (W. 55<sup>th</sup> St.), generally, between the Norfolk Southern Chicago Line (S. Wallace.) on the west and Metra's Southwest Service Line (Stewart Ave.) on the east from a residential/institutional classification to an industrial classification to allow for the Norfolk Southern 47th Street Intermodal Yard Expansion. (13-050-21) **Deferred**

- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed amendment to Business Residential Institutional Planned Development No. 1167 submitted by North Pullman 111<sup>th</sup> Inc., for the property generally located at 620-720 East 111<sup>th</sup> Street. The applicant proposes to amend Sub-Area B, divide Sub-Area C into two sections, creating a new Sub Area H on one portion all within Planned Development No. 1167. On the remaining Sub Area C, the Applicant proposes to construct a one-story industrial warehouse distribution building. Both Sub Areas would allow for commercial and industrial uses and remove residential uses as an allowed use. The Applicant proposes to re-establish the Business Residential Institutional Planned Development No. 1167, as amended. **Approved 11-0-1, with Commissioner Kelly recusing himself. Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Shah, Searl and Cabrera.**
  2. A proposed amendment to Industrial Waterway Planned Development No. 1155 submitted by Adelman Trucking and Equipment Corp., for the property generally located 3015-3051 East 106<sup>th</sup> Street. The applicant proposes to amend the boundaries of the planned development to include a vacant parcel currently zoned PMD No. 6 and re-establish the Industrial Waterway Planned Development No. 1155. The site is currently improved with a one-story truck recycling facility. **Approved 13-0, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Holleb, Kelly, Migala, Mooney, Moore, Scudiero, Shah, Searl and Cabrera.**
  3. A proposed technical amendment to Institutional Planned Development No. 832 generally located at approximately 3400 - 3458 and 3401 - 3457 West 63rd Street, 6246 - 6256 and 6300 - 6310 South Homan Avenue, and 6249 – 6259 and 6301 – 6311 South St. Louis Avenue submitted by Alderman Michael R. Zalewski. The application proposes to remove an approximately 0.36-acre parcel, generally located at 6300 - 6310 South St. Louis Avenue and 3501 - 3511 West 63rd Street, from the Planned Development and to revise the Planned Development's Bulk Regulations and Data Table to reflect the decreased Net Site Area. **Approved 12-0, Yeas – Commissioners Bond, Bryant, Burnett, Holleb, Kelly, Migala, Mooney, Moore, Scudiero, Shah, Searl, and Cabrera.**
  4. A proposed amendment to Industrial Waterway Planned Development No. 439 submitted by Bradley Place Holdings, L.L.C., for the property generally located at 2500-2650 and 2619-2637 West Bradley Place. The applicant proposes to expand the boundaries of the Planned Development to include property located at 2500-2600 West Bradley Place and 2631 West Bradley Place, and allow for additional industrial uses. The site is improved with three one-story office/warehouse buildings, one one-story warehouse building, one three-story office building and off-street parking areas. The applicant plans to rezone parcels zoned Industrial Waterway Planned Development No. 439, parcels zoned M1-1 Limited Manufacturing/Business Park District, and M2-2 Light Industry District to those of a M1-2 Limited Manufacturing/Business Park District prior to re-establishing Industrial Waterway Planned Development No. 439, as amended. **Approved 13-0, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, Shah, Tunney and Cabrera.**

5. The Six Corners Economic Development Master Plan provides recommendations to attract more retail businesses, enhance and expand cultural and entertainment venues, upgrade existing buildings, reactivate key redevelopment sites, improve the pedestrian environment and provide new plazas and outdoor spaces for one of the major commercial hubs on Chicago's northwest side. The Six Corners intersection is located at Irving Park Road, Cicero Avenue and Milwaukee Avenue. **Approved 10-0 Yeas – Commissioners Bond, Bryant, Camargo, Holleb, Migala, Mooney, Moore, Scudiero, Searl, and Cabrera.**

- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

Adjournment: